

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF FORMACS, INC.
PARCEL R-107 (253-261 MAIN STREET AND 3A LAWNWOOD PLACE)
CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area. Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Formacs, Inc. has expressed an interest and submitted a satisfactory proposal for the development of Disposition Parcel R-107 (253-261 Main Street and 3A Lawnwood Place) in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Formacs, Inc. be and hereby is Tentatively Designated as Redeveloper of Disposition Parcel R-107, (253-261 Main Street and 3A Lawnwood Place) in the Charlestown Urban Renewal Area, Charlestown, City of Boston, subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within Two Hundred and Seventy Days (270) in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development, construction and occupancy/rental schedules.

2. That disposal of said Parcel R-107, (253-261 Main Street and 3A Lawnwood Place), Charlestown by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment, and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Redevelopers be and hereby are authorized to petition to the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

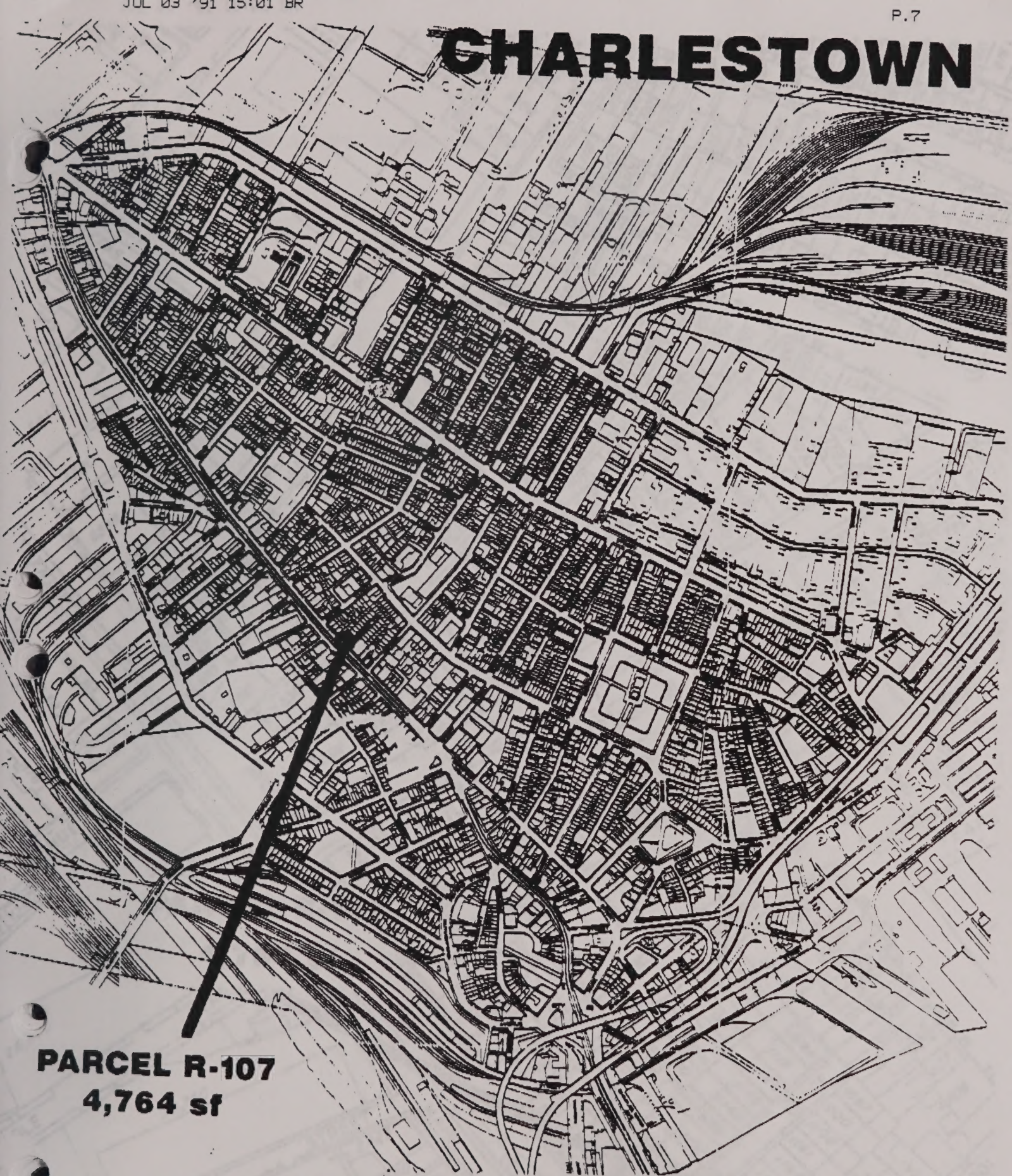
PARCEL R-107

4.754 81

LOCATION PLAN

SCALE 1" = 400'

CHARLESTOWN

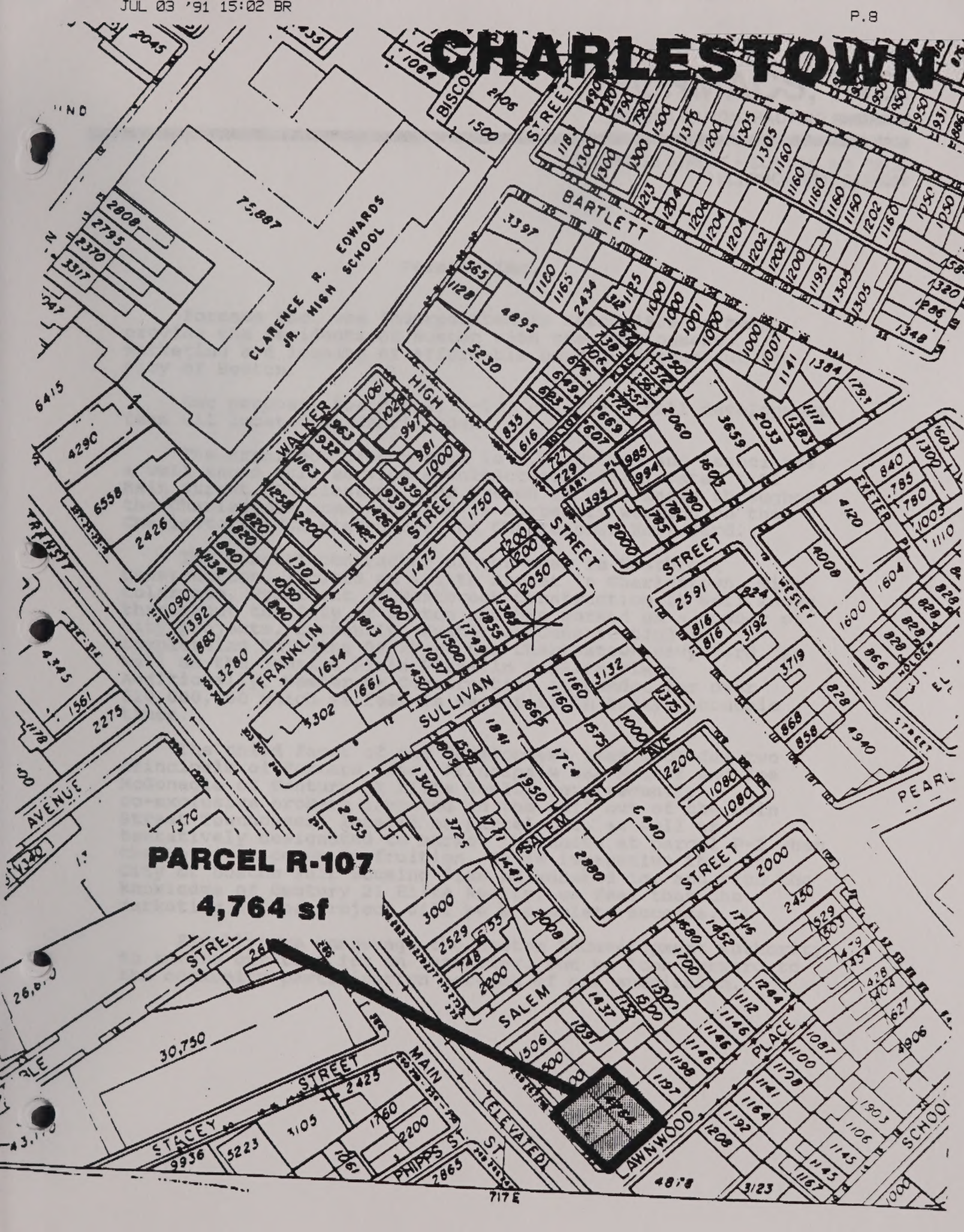


PARCEL R-107
4,764 sf

LOCATION PLAN

SCALE 1" = 400'

CHARLESTOWN



FORMACS, INC.

SPECIALTY CONTRACTING

31 CAMBRIDGE STREET • BOSTON, MA 02120
TELEPHONE(617)242-6034

Formacs Inc.

Formacs Inc. was incorporated in March 1989 to help provide the residents of Boston with the development, marketing and leasing of affordable housing throughout the City of Boston.

Our proposal for parcel R-107 entails a full development team all located in Charlestown.

The architect of our team is J.W. French and Associates, a well known full service architectural firm located at 92 Main Street, Charlestown. Mr French is well known throughout the Charlestown community and is currently working on the Charlestown YMCA slated for the Charlestown Navy Yard.

The general contractor of our team is Westbrook Construction, located at 4 13th Street in Charlestown. Mike Colarusso, President of Westbrook Construction is well known throughout the City of Boston and has worked on a number of city projects. Currently, Westbrook Construction is completing building 96/79 at the Charlestown Navy Yard, as well as the Jamaica Plain Plaza in Jamaica Plain. Additionally, Westbrook Construction is bonded for over \$10,000,000 which we feel is essential in today's economic times.

The third facet of our development team includes two principals of Formacs, Inc. Principals Dan McGoff and Joe McGonagle of Century 21 Elite Realty were recently co-exclusive brokers involved in the sell out of the Main Street Townhouses, located on parcel C-2, as well as tentatively designated to market the units at parcel P-2 when that project comes to fruition. It is imperative that the City of Boston Fair Housing Plan be adhered to, and with the knowledge of Century 21 Elite Realty, we feel that the marketing of the project will be a complete success.

Finally, we encourage the Boston Redevelopment Authority to invite our team for an interview, and we look forward to the community participation portion of our submission.

FORMACS, INC.

SPECIALTY CONTRACTING

31 CAMBRIDGE STREET • BOSTON, MA 02120
TELEPHONE(617)242-6034

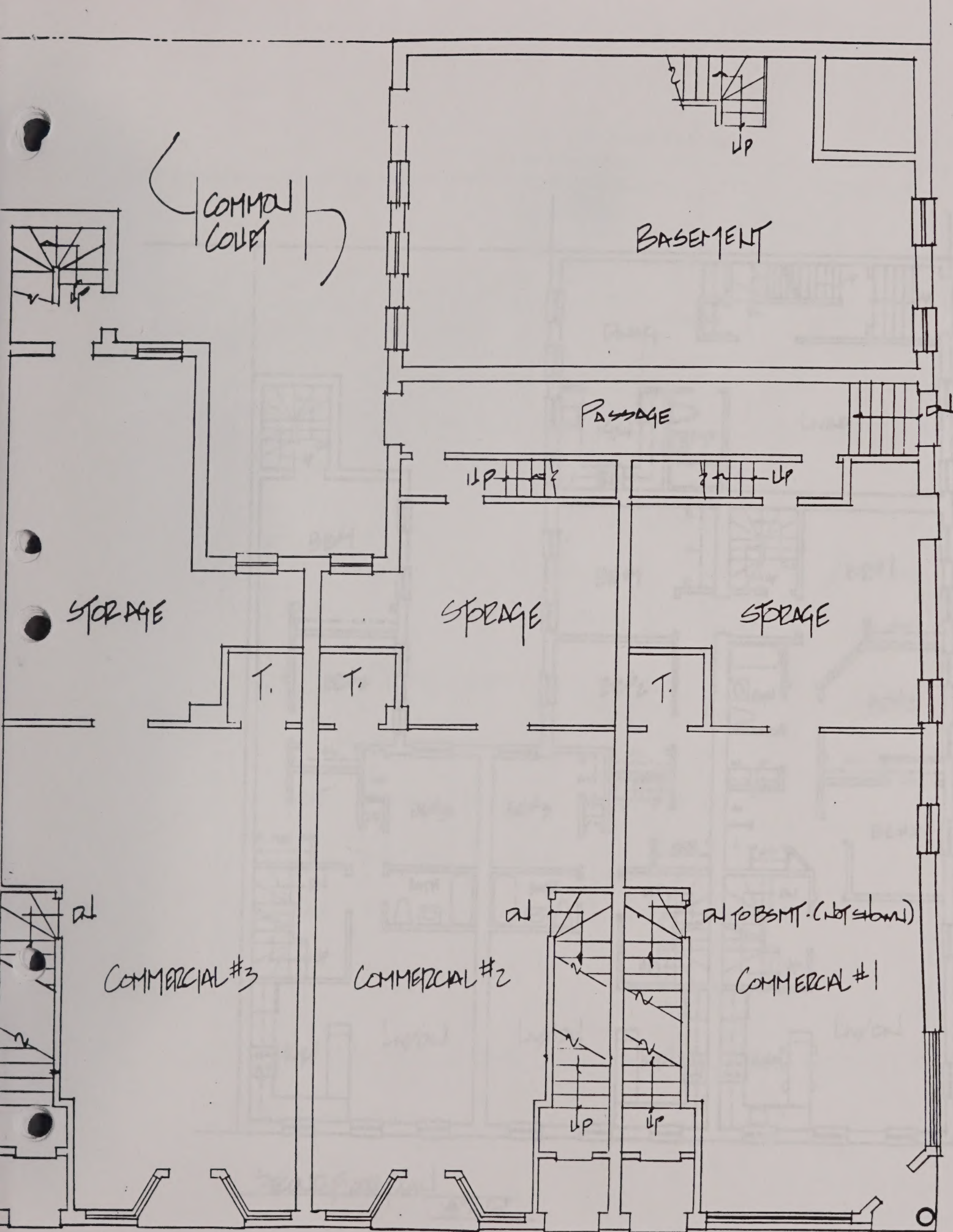
Project Concept

The project concept of Formacs Inc., and parcel R-107 is to maximize the existing building space with minimum density and congestion. Allowing for the creation of 42% affordable housing units with emphasis on three bedroom units. The remaining four units will be sold at market rate, and we anticipate creating employment opportunities with the development of three commercial spaces.

Our project will consist of seven (7) residential units and three (3) commercial spaces. We feel that by maximizing existing space into seven (7) units we will be alleviating some of the traffic burden already imposed on the residents of Main Street and Lawnwood Place.

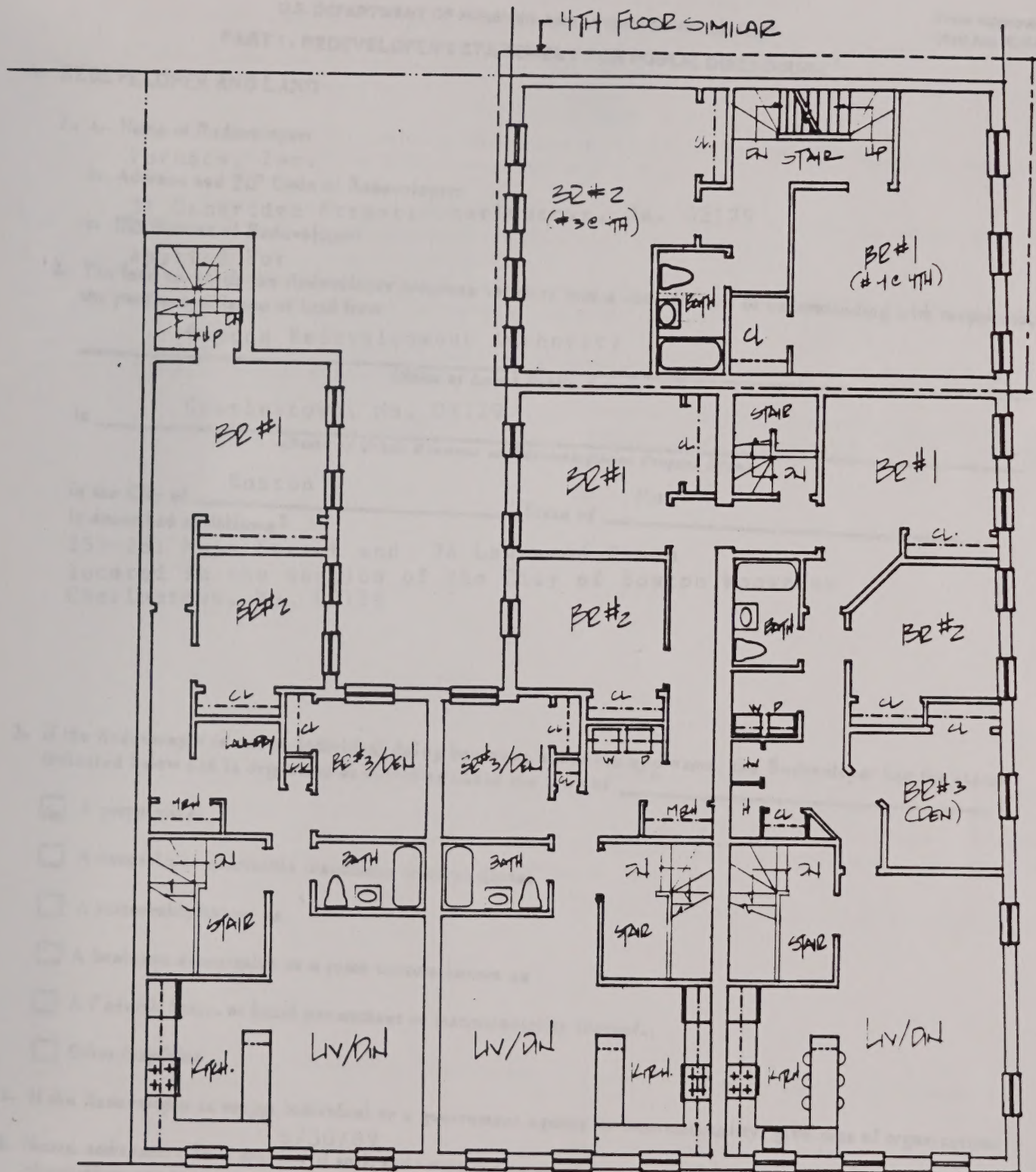
We are willing to work with the Charlestown Business Association in conjunction with the revitalization of Main Street and look forward to returning the commercial spaces back to the original design pending review.







SECOND FLOOR PLAN
 $\frac{1}{8}'' = 1'0''$



PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1- a. Name of Redeveloper:

Formacs, Inc.

b. Address and ZIP Code of Redeveloper:

31 Cambridge Street, Charlestown, Ma. 02129

c. IRS Number of Redeveloper:

Applied For

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

Charlestown, Ma. 02129

is

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Ma.is described as follows²253-261 Main Street and 3A Lawnwood Place
located in the section of the City of Boston known as
Charlestown, Ma. 021293. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MA:☒ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

6/30/89

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Doug MacDonald 9a Old Landing Way, Charlestown, Ma. President

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-086

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Doug MacDonald
9a Old Landing Way
Charlestown, Ma. 02129

President

Joseph McGonagle
39 Mystic Street
Charlestown, Ma. 02129

Clerk

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

George MacDonald
49 Chappie Street
Charlestown, Ma. 02129

25%

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Dan McGoff
17 Essex Street, Charlestown, Ma. 02129

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 62R-0867

revised
12R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 1,106,724
- b. Cost per dwelling unit of any residential redevelopment. \$ 113,222
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
3 Two Bedroom Condos	\$ 850.00	\$ 120,000
3 Three Bedroom Condos (Affordable)	656.00	79,000
3 Commercial Spaces	800.00	80,000
1 Single Family (4BR)	1200.00	165,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Doug MacDonald

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: June 28 1991

Dated: _____

Douglas MacDonald
Signature

Signature

President
Title

Title

9 A Old Landing Way 02129
Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
2. **Penalty for False Certification:** Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0067

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$ 15,000

Charlestown Coop Bank
211 Main Street, Charlestown, Ma. 02129

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

William McCarthy, President
Mary Boucher, Senior Customer Service Rep.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

21-23 Chestnut Street, Chelsea, Ma. 02150
10 Unit Condominium Development
Completed and Sold Out June 1989

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

First Future Investments
9a Old Landing Way
Charlestown, Ma. 02129

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 3,500,000

General description of such work:

Commercial - Residential Developments

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
23 Union Street	Charlestown	\$ 250,000	9/91

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-08

PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Ten years experience

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 14) are attached hereto and hereby made a part hereof as follows:

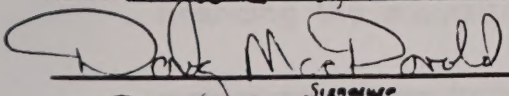
CERTIFICATION

I (We) _____

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: June 28, 1991

Dated: _____


Signature

Signature

President
Title

Title

9A Old Leder Way Channahon, IL 61515
Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (FORM 2)

1. Name and address of developer: Formacs Inc.
31 Cambridge Street, Charlestown, Ma. 02129

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

Yes: xx No:

If yes, explain:

Joe McGonagle - Principal, Century 21 Elite Realty

- 3a. The financial condition of the developer, as of New Corporation
is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- 3b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

Sachetta, Cataldo & Sachetta CPA

369 Broadway, Everett, Ma. 02149

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address, and zip code - bank	Amount
Charlestown Coop Bank	\$ 15,000
201 Main Street	
Charlestown, Ma. 02129	

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source	Amount
	\$

c. By sale of readily salable asset

Description	Market Value	Mortgage or Liens
	\$	\$

6. Name and addresses of bank references:

Mary Boucher

Senior Customer Service Rep.

Charlestown Coop Bank

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: _____ No: xx

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

21-23 Chestnut Street, Chelsea, Ma. 10 Unit Condo Dev. 6/89

391 Bunkerhill Street, Charlestown, Ma. 3 Family 9/90

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

First Future Investment

9a Old Landing Way

Charlestown, Ma. 02129

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: _____ No: ^{xx}_____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ 3,500,000

General description of such work:

Commercial - Residential Renovations

- d. Construction contractors or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

23 Union Street

\$ 250,000

9/91

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date Opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

Ten years experience

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/A

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

156 Everett Street, East Boston, Ma.

31 Cambridge Street #1, Charlestown, Ma. 02129

CERTIFICATION

I/We, Doug MacDonald, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

June 28, 1991
Dated

Doug MacDonald
Signature

Dated

Signature

Address and Zip Code

9A Old Landing Way
Charleston Mass
02-129

Address and Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

No

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

156 Everett St., East Boston

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

28th Day of June, 1991

SIGNATURE: [Signature]

ADDRESS: 94 Old London Way

Charlestown Mass

02129

DISCLOSURE STATEMENT CONCERNING BENEFICIAL
INTEREST REQUIRED BY SECTION 40J OF
CHAPTER 7 OF THE GENERAL LAWS

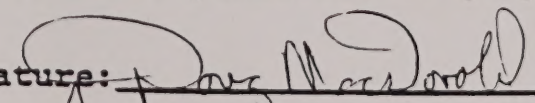
- (1) Location: Parcel R-107
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Formacs Inc.
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
Doug MacDonald	9a Old Landing Way Chas'n	25%
Joe McGonagle	39 Mystic Street Chas's	25%
George MacDonald	49 Chappie St. -	25%
Dan McGoff	17 Essex St.	25%

- (5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: 

Date: April 28, 1991

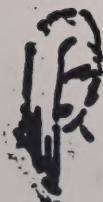
NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I,
Doug MacDonald agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children, national origin or source of income in the lease, rental or use and occupancy of the property located at: 253-261 Main Street, 3A Lawnwood Place.

I further agree to comply with the Boston Fair Employment and Housing Plan as applicable and to carry out an Affirmative Marketing Plan as approved by the Authority if determined applicable. Such a Plan would incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures to be incorporated in the Affirmative Marketing Plan in accordance with the Fair Housing Plan and any additional Authority requirements to be made available prior to Final Designation.

June 28, 1991
Date

Douglas MacDonald
Developer/Architect



225 Main Street
Charlestown, Ma 02129
241-8686 242-9638
BLOWUP HAIR DESIGNERS
THE TANNING EXPRESS

June 25, 1991

Formacs Inc.
31 Cambridge Street
Charlestown, Ma. 02129

Re: 253-261 Main Street
Charlestown, Ma. 02129

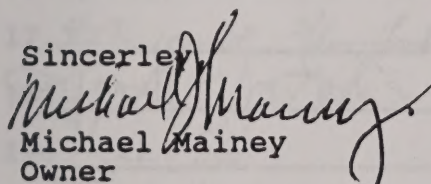
Dear Sirs:

This letter is to confirm our previous conversation regarding the leasing of 261 Main Street, Charlestown.

I have been an operating business for the past ten years in Charlestown, and I look forward to the change in location. My feeling is that your location will enhance my business, and I look forward to expanding my services.

Please accept this letter of interest with understanding that should Formacs Inc., be awarded the project I look forward to the move.

Sincerley,


Michael Mainey
Owner

We the undersigned wholeheartedly support the development effort of Formacs, Inc. located at Parcel R-107, located at Main Street and Lawnwood Place.

1. James P. Hall Jr. 50 Belmont St Charlestown
2. Halley Metz Goldin 50 Belmont St Charlestown
3. Thomas McLaughlin 22 Old Landing Way Charlestown
4. John Bellows 1175 Old Landing Way Charlestown
5. Robert McLaughlin 390 Old Landing Way Charlestown
6. Robert Johnson 1 Sumner St Charlestown
7. Walter Phinney 61 Paul St Charlestown
8. Robert McLaughlin 61 Paul St Charlestown
9. Thomas McLaughlin 17 Essex St Charlestown
10. Kevin McLaughlin 51 Solon St "
11. Steve McLaughlin 99 Medford St "
12. Robert Gillis Jr. 1 MYSTIC ST.
13. John J. Barker 1 Lawnwood Pl. Charlestown
14. Susan Fagan 41 Essex St. Charlestown
15. Margaret J. Cormier 54 Dunstable St. Charlestown
16. Kim P. Fagan 54 Dunstable St. Charlestown
17. Manoel Van Gorder 4 Essex St Charlestown
18. Frank Van Gorder 41 Essex St Charlestown
19. Lucy Allen 518 Old Landing Way Charlestown
20. Frank Van Gorder III 41 Essex St Charlestown
21. Ann Marie Fendler 425 Brookmill St Charlestown
22. Robert McLaughlin 425 Brookmill St Charlestown
23. Kathleen Fagan 34 Old Landing Way Charlestown
24. Manoel McLaughlin 32 Old Landing Way Charlestown
25. Thomas McLaughlin 32 Old Landing Way Charlestown

We the undersigned wholeheartedly support the development effort of Formacs, Inc. located at Parcel R-107, located at Main Street and Lawnwood Place.

1. Joanne Janhoun 19 Old Landing Way Charlestown M.
2. Pat McClellan 101 Elm St Charlestown
3. Gerry O'Callahan 100 Elm Charlestown
4. Keith Leahy 104 Elm St Charlestown
5. Michael Leahy 104 Elm St Charlestown
6. Michael Leahy 51 Sullivan St Charlestown
7. Leahy 104 Elm St Charlestown
8. Margaret Leahy 100 Elm St Charlestown
9. Brian Leahy
10. William McClellan 101 Elm St Charlestown
11. Kerry Wadman 40 Old Wadman Way Charlestown
12. Robert Harty 103 Elm St Charlestown
13. William J Leahy 104 Elm St Charlestown
14. George Leahy 104 Elm St Charlestown
15. Ken Leahy 31 Brighton St Charlestown
16. Houston Leahy 104 Elm St Charlestown
17. Mary Leahy 102 Elm St Charlestown
18. John Leahy 108 Elm St Charlestown
19. Mary Leahy 108 Elm St Charlestown
20. Mary Leahy 108 Elm St Charlestown
21. Richard A. Wheeler 105 Elm St Charlestown
22. William J. Leahy 108 Elm St Charlestown
23. James Leahy 39 High St Charlestown
24. Paula Leahy 310 Old Wadman Way Charlestown
25. Brian Leahy 104 Elm St Charlestown

253 - 261 Main Street,
3A Lawnwood Place
Charlestown, Ma. 02129

Soft Costs

Task	Res.	Comm.	Total	\$/GSF
Acquisition			25000	1.75 (14300sf)
Arch/Eng.	34947	14394	49342	3.45
Permits	7750	4036	11786	0.82
Insurance	7290	2997	10260	0.77
Interest	55313	36874	92187	6.45
Closing Costs	26978	17984	44962	3.14
Title Ins.	600	248	848	0.06
Recording	772	323	1095	0.08
Marketing	36000	12960	48960	3.42
FNMA	595	245	840	0.06
Treigor Fees	4000	1500	5500	0.38
Legal	8910	3690	12600	0.98
Developers Fee	35000	15000	50000	3.50
Bond	7000	3000	10000	0.70
O & P	53739	36312	90051	6.30

Hard Costs

Contingency	59607	25753	85360	5.97
Temp Facility	3500	1400	4900	0.34
Site Costs	14900	6200	21100	1.48
Foundation	10170	4860	15030	1.05
Demolition	27000	9000	36000	2.52
Framing	25200	3600	28800	2.01
Roofing	17568	7920	25488	1.78
Windows	16785	10021	26806	1.87
Masonry	30090	9900	40080	2.80
Cornice	13194	5435	18628	1.30
Ext. Paint	4224	1740	5968	0.42
Rough Plumb	25312	6570	31882	2.23
Rough Elec	17162	4666	21828	1.53
Sprinklers	7205	2968	10173	0.71
Gyp/Plaster	34493	15032	49525	3.46
Int. Finish	30726	9993	40718	2.85
Int. Paint	12600	5400	18000	1.26
Cabinetry	10872		10872	0.76
Appliances	15253		15253	1.07
Doors & Hdware	12060	5965	17024	1.19
Fin Plumb	8635	3540	12174	0.85
Rough Elec	10317	4248	14565	1.02
Awnings		10800	10800	0.76
Landscaping	8640	4860	13500	0.94
Decks	10800		10800	0.76
Store Retro		27000	27000	1.89
Flooring	33000	8019	41019	2.87

Total	738207	344733	1106724	73.90
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MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, PROJECT MANGER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA (MA. PROJECT #R-55)
DISPOSITION PARCEL R-107 (253-261 MAIN STREET)
TENTATIVE DESIGNATION OF REDEVELOPER

SUMMARY: MEMORANDUM REQUESTING TENTATIVE DESIGNATION OF
FORMACS, INC. FOR THE REDEVELOPMENT OF PARCEL R-
107, CONTAINING 11,500 SQUARE FEET AND LOCATED AT
253-261 MAIN STREET AND 3A LAWNWOOD PLACE IN
'CHARLESTOWN, FOR THE REHABILITATION/CONSTRUCTION OF
THREE (3) COMMERCIAL SPACES AND SEVEN (7) HOUSING
UNITS, THREE (3) OF WHICH WILL BE AFFORDABLE.

Parcel R-107 is a series of four attached three-story masonry buildings, occupying a total land area of 4,674 sq. ft. and containing a gross square footage of 11,500 sq. ft., located at 253-261 Main Street and 3A Lawnwood Place within the Charlestown Urban Renewal Area (see maps). The property was acquired from the Real Property Department in 1974, and was incorporated into the Charlestown Urban Renewal Plan through a minor plan modification, authorized January 20, 1977. Originally occupied as ground floor commercial space and nine residential units, the building has been vacant since the late 1970s.

With the assistance of the Charlestown Neighborhood Council, a Developer's Kit was drafted and approved for the redevelopment of Parcel R-107, which was advertised and issued on May 28, 1991. The Developer's Kit included requirements for retaining the ground floor commercial space, rehabilitating the remainder into residential units. One proposal for the redevelopment of the parcel was submitted by Formacs, Inc. by the June 28, 1991 submission deadline. The Formacs, Inc. development team consists of Douglas Mac Donald, Joseph Mc Gonagle, George Mac Donald and Daniel Mc Goff, principals and John W. French, Architect all of whom are Charlestown residents.

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The Formacs, Inc. proposal for the redevelopment of Parcel R-107 includes a total gross square footage of 11,500 sq. ft., with three (3) commercial space on the ground floor, and seven (7) units of housing (six 2-bedrooms in the Main Street buildings and a 4-bedroom single family dwelling at 3A Lawnwood Place). Three (3) of the Main Street units will be affordable. The commercial spaces will be marketed for \$80,000, the affordable units will be marketed for \$79,000. The market units will be priced at an average of \$120,000 and the single family dwelling on Lawnwood Place will be marketed at \$165,000.

The development concept, design, and pro forma have been reviewed by Authority staff and deemed acceptable. Formacs, Inc. has completed a "Redeveloper's Statement of Qualifications and Disclosure" (attached), and has received letters of intent for construction financing from the Charlestown Cooperative Bank and the Malden Trust Company. Support for Formacs, Inc.'s designation as Redeveloper of Parcel R-107 has been received in the form of endorsement letters from abutters and neighboring residents (attached).

As Formacs, Inc. has met all the requirements of the Developer's Kit, including submission of an attractive and feasible design, a high component of affordability (42%) within the project, strong community support, and has demonstrated sufficient financial resources and capability to complete this project as proposed, it is recommended that Formacs, Inc. be granted Tentative Designation as redeveloper of Parcel R-107 in Charlestown, for the purpose of rehabilitating/constructing three (3) commercial spaces and seven (7) housing units, three (3) of which will be affordable.

An appropriate Resolution follows:

